



City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Action Minutes - Draft City Planning Commission

Tuesday, December 21, 2010

7:00 PM

G. C. Larcom, Jr. Municipal Bldg. 2nd Flr.

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. Persons with disabilities are encouraged to participate. Accommodations, including sign language interpreters, may be arranged by contacting the City Clerk's Office at 734-794-6140 (V/TDD) at least 24 hours in advance. Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>) or on the 5th floor of City Hall on the Friday before the meeting. Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the red envelope at the top of the home page.

These meetings are typically broadcast on Ann Arbor Community Television Network Channel 16 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Wednesdays at 10:00 AM and Sundays at 2:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website (www.a2gov.org).

1 CALL TO ORDER

Chairperson Mahler called the meeting to order at 7:00 PM.

2 ROLL CALL

Wendy Rampson took the roll call.

Present 6 - Pratt, Mahler, Carlberg, Derezinski, Westphal, and Giannola

Absent 3 - Bona, Woods, and Briggs

3 INTRODUCTIONS

4 MINUTES OF PREVIOUS MEETINGS

None

5 APPROVAL OF AGENDA

This agenda was Approved as presented.

6 REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

a City Administration

b City Council

c Planning Manager

d Planning Commission Officers and Committees

e Written Communications and Petitions

e-1 10-1303 Communication from University Bank Employees to City Planning Commission

Attachments: Letter from University Bank Employees to CPC

7 AUDIENCE PARTICIPATION (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)

8 PUBLIC HEARINGS SCHEDULED FOR NEXT BUSINESS MEETING

8-1 10-1317 1-4-11 Public Hearing Notice: FY2012-2017 Capital Improvements Plan (CIP).

Attachments: 1-4-11 Public Hearing Notice

- 9 **REGULAR BUSINESS - Staff Report, Public Hearing and Commission Discussion of Each Item (If an agenda item is tabled, it will most likely be rescheduled to a future date. If you would like to be notified when a tabled agenda item will appear on a future agenda, please provide your email address on the form provided on the front table at the meeting. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website (www.a2gov.org).)**

(Public Hearings: Individuals may speak for three minutes. The first person who is the official representative of an organized group or who is representing the petitioner may speak for five minutes; additional representatives may speak for three minutes. Please state your name and address for the record.)

(Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

- 9-1 09-1234 Public Hearing and Action on Arbor Dog Daycare Special Exception Use, 6.46 acres, 2856 South Main Street. A request to amend the approved special exception use to increase the total floor area from 3,200 square feet to a maximum of 8,800 square feet, to add five parking spaces for a total of 13 spaces, to extend the hours of operation, and to allow a maximum of 125 dogs on site and a maximum of 20 dogs outside at any one time. [Postponed at 12/5/09 Meeting] - Staff Recommendation: Approval
- Attachments:** 12-21-10 Arbor Dog Daycare SEU Staff Report, 10/19/10 Arbor Dog DayCare SEU Staff Report, Petitioner Letter re Arbor Dog Daycare [10/15/10], 9/21/10 Arbor Dog DayCare SEU Staff Report
- A motion was made by Carlberg, seconded by Councilmember Derezinski, that the Resolution/Public Hearing be Approved. On a roll call, the vote was as follows with the [Enter Title] declaring the motion carried**
- Yeas:** 6 - Evan Pratt, Eric A. Mahler, Jean Carlberg, Tony Derezinski, Kirk Westphal, and Diane Giannola
- Nays:** 0
- Absent:** 3 - Bonnie Bona, Wendy Woods, and Erica Briggs
- Enactment No:

10-1300

Brush and Frey Annexation and Zoning - A request to annex the 1.1-acre parcel at 2437 Newport Road into the City and zone it for single-family residential use - Staff Recommendation: Approval

Attachments: Brush-Frey Staff Report w/Attachments

Chris Cheng gave the staff report.

PUBLIC HEARING:

Noting no public speakers, Mahler declared the Public Hearing closed at 7:41 PM.

COMMISSION DISCUSSION:

[Enter Pratt at 7:42 PM]

Westphal inquired as to the configuration of the lot and it's abutting neighbors on the west side.

Rampson explained that the property in question had been developed in the Ann Arbor Township and therefore she was unable to answer questions as to why they were developed and split the way they were. She offered to do research with the Ann Arbor Township if the Commission would request her to.

A motion was made by Carlberg, seconded by Secretary Giannola, that the Resolution/Public Hearing be Recommended for Approval to the City Council, due back on 2/7/2011. On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 6 - Evan Pratt, Eric A. Mahler, Jean Carlberg, Tony Derezinski, Kirk Westphal, and Diane Giannola

Nays: 0

Absent: 3 - Bonnie Bona, Wendy Woods, and Erica Briggs

10-1301

Resolution to Approve Allen Creek Preschool Site Plan, 1515 Franklin (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Attachments: Allen Creek Preschool Staff Report-12-21-10

Chris Cheng presented the staff report and explained the proposed project, noting that a Special Exception Use for the preschool had been granted by the City Planning Commission in October 2008.

PUBLIC HEARING:

Andrew Boschma, 10436 Peidmont Dr. Brighton, representing the petitioner, was present to answer the Commission's enquiries. He explained that they had hopes of rehabing the existing house, but an evaluation showed that the existing house was in very poor condition and it would be too expensive, so they came up with a floor plan which would better meet the needs of the preschool.

Noting no further speakers, Mahler declared the Public Hearing closed at 7:49 PM.

Moved by Pratt, seconded by Derezinski, that the Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), subject to (1) a limit of the size of the operation to a maximum of 1,200 square feet; (2) a limit of the hours of operation from 7:00 a.m. to 5:00 p.m. Monday through Friday; and (3) a limit of the occupancy of the building to no more than eight families (parents plus a child) and two staff members; and, therefore, approves the Allen Creek Preschool Special Exception Use, subject to recording of a parking easement on 2350 Miller Avenue and,

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Allen Creek Preschool Site Plan, subject to satisfaction of Fire Code requirements prior to issuance of building permits.

COMMISSION DISCUSSION:

Commissioner Westphal asked if the proposed project had required a mailing to the neighbors.

Cheng responded yes.

Westphal enquired if the project had been required to undergo the Citizen Participation Ordinance requirements, or if they had contacted neighbors voluntarily.

Cheng responded that the petitioner had indeed mailed out the required notices to the neighbors within 500 feet of the parcel.

Rampson explained that the petitioner was required to mail out a postcard notice but was not required to hold a special meeting with the neighbors, as is the requirement for 'major' projects.

Westphal asked if there was a floodplain close by the site.

Cheng responded that there could be, but that the site was not located in a floodplain.

Carlberg commented that it seemed the new building would be a greater benefit to the neighborhood, since they would be moving the proposed building further away from the neighbor's property and closing off the driveway. She said that she particularly liked that they planned on using existing parking in the church vicinity, which would lessen the impact of having a business in the neighborhood and be in keeping the preschool looking like a home. She praised the program of the Allen Creek Preschool and said the project was an asset to the community which was well worth supporting.

Derezinski agreed with Carlberg and noted how important it is to recognize credible preschool programs and schools such as this one, which are unique and well suited to the neighborhood.

9-3 10-1301

Allen Creek Preschool Special Exception Use and Site Plan

- A proposal to demolish the existing preschool building and construct a new 1,101 sq ft preschool building in a residentially zoned district on the 0.26-acre parcel at 1515 Franklin Street. The preschool will continue to operate with a maximum of 8-parent-child pairs in attendance with hours of operation remaining from 7:00 am to 5:00 pm Monday through Friday - Staff Recommendation: Approval

Attachments: Allen Creek Preschool Staff Report-12-21-10

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Derezinski agreed with Carlberg and noted how important it is to recognize credible preschool programs and schools such as this one, which are unique and well suited to the neighborhood.

On a roll call, the vote was as follows with the Chair declaring the motion carried.

Yeas: 6 - Evan Pratt, Eric A. Mahler, Jean Carlberg, Tony Derezinski, Kirk Westphal, and Diane Giannola

Nays: 0

Absent: 3 - Bonnie Bona, Wendy Woods, and Erica Briggs

10 AUDIENCE PARTICIPATION (Persons may speak for three minutes on any item.)

None

11 COMMISSION PROPOSED BUSINESS

None

12 ADJOURNMENT

By a unanimous voice vote the meeting was adjourned at 7:55 PM.

**Eric Mahler, Chair
mg**